

Leisure Lake Property Owners Association  
LLPOA  
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Minutes of the Leisure Lake Property Owners Association Board meeting of the LOA of Warner Robins Ga. Held at The Pond Restaurant in Warner Robins Ga. At 1pm on 06/14/2025

- I. Call to order: at 1:10 pm
- II. Roll call of officers at 1:15 pm  
Present:  
Chuck Dagley President and Representative of South Oaks Subdivision  
Stephanie Tibbetts Secretary /Treasure and Representative of Beaver Glen Subdivision  
Lisa Thomas Representative of Bayside Subdivision  
Duane Smith Representative of Island Club Subdivision  
Judy Reynolds Representative of Island Club Subdivision  
Joe Wilburn Representative of The Pond Restaurant  
Absent:  
Dan Giammetta Representative of the Patio Homes  
Robert Johnson Vice President and Representative of Beaver Glen Subdivision  
Denise Parkerson Representative of Castaways Apartments  
Jacinta Seawood New Representative of Sandpiper Apartments  
  
Also present:  
none
- III. Approval of last meeting minutes  
**Stephanie Tibbetts presents last meeting minutes for approval. Chuck Dagley makes motion to approve and Duane Smith seconds all members approve.**
- IV. Financial report  
By: Stephanie Tibbetts  
Starting balance = \$45,844.94  
Lowe's (supplies for signage= \$170.99  
Stephanie Tibbetts (purchase of Weed Killer) = \$77.23  
Nicholas (mowing)= \$420.00  
Receipt of back dues from 102 Leisure Lake CT= \$275.00  
Nicholas Joyce (mowing) = \$320.00  
Miguel Sanchez (Opening and closing of dam x2) = \$100.00  
Power House rental (equipment for signage) = \$117.68  
Post office (rental of PO Box) = \$244.00  
Nicholas Joyce (mowing) = \$350.00  
Ending Balance= \$44,320.04

Stephanie Tibbetts gives update on signage budget In March we voted to allow \$700.00 for start up cost to install signage around the lake.

Expenses as follows are:

Purchase of signs= \$367.76

Purchase of supplies = \$170.99

Purchase of rental equipment \$117.68

Total = \$656.43

- V. Website update: Stephanie Tibbetts gives update on legal documents that have been up loaded onto website, and new pictures from residents around the lake.
- VI. Lake clean up project: Duane Smith states that no new information regarding progress around the lake and that he feels that Stephanie Tibbetts is more involved in this and should be the contact for this project. All members including Stephanie Tibbetts agree. It was discussed that there is a need for more frequent rounds to be made and possibly consider intermittent spot check that may not require a full round but just certain areas after a heavy rain. Stephanie to discuss details with Miguel Sanchez.  
Discussion held about the island behind 126 Blue Ridge Ln. It has grown to unacceptable heights. Stephanie Tibbetts has made a connection with a Chan Williams who has the equipment to cut the island and will get back to the group virtually with details.
- VII. Old business:
  - a. Signage Update. John Tibbetts not present today. Stephanie Tibbetts gives update on signage. We are with in the budget for this project. Joe Wilburn would like to add no trespassing signage and John virtually recommends adding "Private Lake "signage. This will be added this month. Chuck Dagley will get with John Tibbetts to visually see where to place signage next Leisure Lake court and near Kimberly Road.
  - b. Joe Wilburn is still interested in the purchase of the property behind his restaurant. Chuck Dagley reports he has investigated the easement to the dam and feels we are good there and this property can now be released. **Chuck makes a motion to go ahead with the sale and Stephanie Tibbetts seconds. All members approve. Final details to follow.**
  - c. Easement access. Discussion regarding the issue of guaranteed access to the dam. This involved communication with city engineers, Victor Savage the director of engineering for the city of warner robins to confirm a permanent 20-foot city easement for access to the dam and the city water lines.
- VIII. New business:
  - a. Problematic properties and property management: Discussion about several specific properties causing issues or requiring clarification of ownership/management. These include a 0.13-acre parcel near Island Club Blvd. entrance/castaway apts with unresponsive owners, The Patrick property with ignored mail, a property believed to be a part of Sandpiper but causing association cost and a Beaver glen property now identified as part of the lake association that could be developed into a boat ramp. Also, a concern was raised about people from the Sandpiper apts possibly nonresidents entering the lake from the boat ramp with large motors and trespassing. The security office has been non responsive on weekends and the representatives from the apts are not here today to discuss issues.
  - b. Weather monitoring and dam management: Stephanie Tibbetts updates the group of previous member Bob Dailey's process for monitoring the weather and dam

management. He would watch the weather report from Robins Air Force Base and when it was reported of rain fall of 3 inches in a 24-hour period he would raise the dam 24 hours prior to prediction and not close the dam for 24 -48 hours after rain finished. Mr. Dailey has continued to be a resource in this matter, but the board needs to come up with a process to manage this on our own. Chuck Dagley states he will find out if there is a weather app that could give us alerts so no one will have to watch weather reports.

- c. Discussion held regarding an appreciation brunch for Bob Day and Bob Dailey to be held at the Pond Restaurant. A couple of days were suggested. Stephanie To follow up with them and see when they are available and will notify the group virtually.
- d. Dan Giammetta stated virtually that he may not be able to continue service due to he will be selling his properties in the patio homes. Joe Wilburn states we should put out information to the patio homes for an invitation to join. Stephanie Tibbetts will work on this.

Next meeting scheduled for August 18<sup>th</sup> 1pm at The Pond Restaurant

Meeting adjourned at 2:45 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary  
8/18/2025 Date

**P.S. Chan Williams is able to cut the island at 126 Blue Ridge LN for \$1000.00 and is able to complete job on Monday June 23,2025. Chuck Dagley makes a motion to go ahead with this project. Stephanie Tibbetts seconds and members available for virtual vote are Robert Johnson, Duane Smith and Judy Reynolds for a quorum of 5, motion accepted. 06/19/2025**

**Bob Dailey and Bob Day are available on August 16<sup>th</sup> at 11 am. All members and their spouse are invited to attend to show appreciation for 17 years' service on the LOA.**